



City of Granite City

Inspection Department 2000 Edison, Ground Floor Granite City, IL 62040 Phone:(618) 452-6218 Fax:(618) 452-6246

Plan Commission Minutes September 6, 2012

CALL TO ORDER

The Chairman, John Janek, called the meeting of the Plan Commission to Order on Thursday, September 6, 2012, at 7:00 PM.

PLEDGE/SWEAR-IN/COMMENTS

The Pledge of Allegiance was recited and those present in the audience that wished to speak this evening were sworn in. Following the welcoming remarks, the Chair stated this is a preliminary meeting in relation to Julian Wallace's petition and speakers were asked to come to the microphone, state their name and address and kindly keep comments brief, limited to not more than 3 minutes.

ATTENDANCE/ROLL CALL

Members Present: John Janek, Mark Davis, Peggy Cunningham, Jim Smith and Michael Spanberger. Excused absences: Shirley Howard, Jack Taylor, Frank Greathouse and Mary Jo Akeman. Unexcused absence Don Luddeke. Also present were Alderman Gerald Williams, Assistant City Attorney Laura Andrews and Zoning Administrator Steve Willaredt.

The first Order of business was to amend the "Initial Certificate of Zoning Compliance Requirements, Nonconforming Exemption Requirements" form for Petitioner, Julian Wallace. Specifically, the third statement, "**Proposed Use**". **MOTION** to change the wording from Special Exemption Request for R-4 Zoning to read: Special Exemption Request for R-4 use (allowing two family housing) was made by Mark Davis and seconded by Jim Smith. Roll call vote. All ayes. Motion carried.

MINUTES/AGENDA

A Motion to approve the Minutes from the previous meeting (August 2, 2012) and this evening's Agenda was made by Mark Davis and seconded by Peggy Cunningham. Voice vote. All ayes. Motion carried.

COUNCIL REPORT

No Report.

PETITIONER: Julian Wallace Property at West 20th & Denver

The Chair stated The Petition request for Julian Wallace is for a Non-conforming, Special Exemption Permit, to allow use of R-4 (2 family housing) in a District Zoned R-3 (single family).

Mr. Wallace introduced himself and stated his address is 2110 Delmar Avenue. He would like to construct seven building units, all duplexes, like those he built on the 2000 Block of Adams & Benton. The duplexes will be geared toward senior living.

Discussion followed. Mr. Wallace said he owns the 1 ½ acre property and it is Titled in his name. When asked about parking, he responded each side of the duplex will have a driveway and one-car garage, entry through the garage will lead to the kitchen.

The Zoning Administrator referred to Title 16 (Chapter 16.16.030) requiring a Preliminary Plan to be presented to the Commission. He stated he is in receipt of a handmade sketch of a plat indicating the locations for the proposed buildings (Attachment A, copy available upon request). He further stated, the property should be surveyed and each building should be recorded with the County for a parcel ID number.

Mr. Willaredt gave a brief history of the school. A fire resulted in unsafe building conditions and the school was demolished in the late 1980's (1988 or 1989). Furthermore, at that time, the IEPA did not require removal of debris. Typically, 99% of debris was put in a hole and covered up. The Administrator expressed confidence the Commission will require a Phase 1 Environmental Study. He described Phase 1 is an overview study for possible toxic contaminants; and depending on their findings, may proceed to Phase 2. The second phase is when they go in and core-drill the property to determine the contaminant(s). Ultimately, Phase 3 will be removal of the contaminant. The Chair asked the Petitioner if he understood everything Mr. Willaredt had said and he replied yes.

The Chair read a synopsis from an informational print-out obtained from the internet (Attachment B, copies available upon request) on what a Phase 1 Environmental Site Assessment Inspection is like. Excerpts as follows:

- 1). Phase 1 is a site visit.
- 2). Document review of surrounding area to determine if further investigation is advised from an Environmental standpoint.
- 3). Phase 1 is a review of local governmental documents regarding the site to determine what past usage of the site was along with extensive document review of the surrounding area.
- 4). A very involved and detailed site visit by a qualified professional.
- 5). Data base information that is gathered and reviewed of the surrounding vicinity to determine if there is a potential risk from an environmental stand point in the immediate area.

The Chair stated he did not believe anything more can be decided this evening. He will allow the audience to speak; however, there is no way the Petition will be voted on tonight. The Petitioner was told to begin with Phase 1; based on results the Commission will meet again for consideration of the Petition.

The Petitioner asked if the preliminary inspection is required for the area where the school was or the whole 1 ½ acres. He was told the entire 1 ½ acre area.

The Petitioner asked about the findings in a letter he had given to the Zoning Administrator (Attachment C, copy available upon request). The letter was dated August 18, 1989, written by Brett L. Hanke, (then) Granite City Public Works Director. The letter was addressed to the Illinois Environmental Protection Agency in Springfield, Illinois. In his letter, Mr. Hanke outlined the understanding of the City's NESHAP's requirements in the Demolition of Washington School.

Mr. Willaredt did not have a copy of the Court Order mentioned in Mr. Hanke's letter and stated he would check with Joe Juneau (Granite City's Civil Engineer) and also the Circuit Court for a copy. He reported there is no indication in the file of any "removal" debris that was left on site.

AUDIENCE PARTICIPATION

The Chair called for persons in the audience wishing to state their objections to come forth, one at a time, to the microphone and begin with their name and address.

Thomas Candler

2507 Denver Street - He lives directly across the street and has resided there since 1963. He guarantees there's debris buried, he saw oil tanks and asbestos being caved in; all they did was throw dirt over it. He is 100% opposed and has no need for 14 rental people in his front yard.

Alderman Ward 1

Gerald Williams

2417 Dewey Avenue - Mr. Williams stated he went to Washington School as a child. The neighborhood is a model neighborhood. Many of the homeowners are life-long residents of the area. It is a community where everyone knows everyone and there are no problems. He is opposed. 14 rental units would be disruptive. He asked the Commission to ask themselves if they would want this in their neighborhoods? Rental property is the biggest problem in Granite City. If you would not want it where you live, vote no.

Janice Smith

2510 West 20th Street – Mr. Wallace stated it is geared toward the elderly, but there is no guarantee. The duplexes will be rented to “whoever” rather than remain vacant. This will cause problems. 1 or 2 bedroom flats with a one car garage will mean additional parking on the street. Landlords don't always keep property well maintained. Their area was cleaned up a few years ago by the EPA from lead contamination and clean dirt was replaced. She is opposed and requested (the District) remain single family dwellings.

Al Mitchell

2602 Denver Street – Stated he lives across the street and said we're all single family residents and is opposed to multi-family dwellings in his neighborhood. He asked permission to submit a photograph of his street following a recent rain (Attachment D, copy available upon request) which indicated the sewer system is already overloaded and the street parking would be a problem.

MOTION by Mike Spanberger and seconded by Jim Smith to place the photograph on file. Voice vote. All ayes. Motion carried by unanimous consent.

Bob Snyder

2606 West 20th Street – Stated he has lived there for 60 years and stated the sewers are a problem. When PVO Foods was there and it would rain, grease would come up and get on the sidewalks. The sewer system is deteriorated. He is opposed.

Robert Smith

2510 West 20th Street – Questioned the frost line requirement and stated it is contaminated ground. He is opposed.

No further opposition.

The Zoning Administrator asked Mr. Wallace if he would be opposed to constructing single family housing to sell on the property. Mr. Wallace answered, the problem is, real estate is not selling and he would be opposed.

MOTION by Michael Spanberger and seconded by Peggy Cunningham for Julian Wallace to have a Phase 1, Preliminary Analysis performed. The Petition request is tabled until Phase 1, and if necessary, Phase 2 and 3 are completed. Additionally, Mr. Wallace is to submit a Plat, in compliance with Title 16 (Subdivision Ordinance) to the Zoning Admininstrator. Roll Call vote. All ayes, Motion carried by unanimous consent.

NEW BUSINESS - None voiced.

UNFINISHED BUSINESS

Jon Ferry's proposed additions to Zoning Ordinance #3818. The Zoning Administrator reported that he, Assistant City Attorney, Laura Andrews and Economic Developer, Jon Ferry met and discussed the proposals and Laura will compose a draft, for a section in Ordinance #3818 for the Commission to review.

MOTION by Mark Davis and seconded by Peggy Cunningham to allow Assistant City Attorney, Laura Andrews, to draft a section to the Ordinance that will conform with Mr. Ferry's proposals. Roll Call vote. All ayes. Motion carried by unanimous consent.

No further business.

MOTION to adjourn by Mike Spanberger and seconded by Peggy Cunningham. Motion carried.

Respectfully submitted,

Barbara Hawkins

Secretary, Plan Commission

PLAN COMMISSION ADVISORY REPORT

Hearing Date: September 6, 2012

PETITIONER: Julian Wallace
West 20th at Denver Street
(formerly Washington School property)
Parcel ID: 22-2-19-13-18-301-023

MOTION by Michael Spanberger and seconded by Jim Smith to place on file a photograph submitted by resident, Al Mitchell, depicting flooded street conditions following rain.

VOICE VOTE All ayes. Motion carried by unanimous consent.

MOTION by Michael Spanberger and seconded by Peggy Cunningham for Petitioner, Julian Wallace, to have a Phase 1, Preliminary Analysis performed. The Petitioner's request is tabled until Phase 1, and if necessary, Phase 2 and 3 are completed. Additionally, Mr. Wallace is to submit a Plat, to comply with Title 16 (Subdivision Ordinance) to the Zoning Administrator.

ROLL CALL VOTE:

John Janek	Yes
Mark Davis	Yes
Peggy Cunningham	Yes
Jim Smith	Yes
Michael Spanberger	Yes

All ayes. Motion carried by unanimous consent.

MOTION by Mark Davis and seconded by Peggy Cunningham to allow Assistant City Attorney, Laura Andrews, to draft a section to City Ordinance #3818 that will conform to Jon Ferry's proposals for Appearance Standards and Design.

ROLL CALL VOTE:

John Janek	Yes
Mark Davis	Yes
Peggy Cunningham	Yes
Jim Smith	Yes
Michael Spanberger	Yes

All ayes. Motion carried by unanimous consent.